131.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,115,700 / 1,115,700
					USE VALUE:	1,115,700 / 1,115,700
					ASSESSED:	1,115,700 / 1,115,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINSKY JOHN J ETAL/ TRUSTEES
Owner 2:	16 MONADNOCK ROAD REALTY TRUS
Owner 3:	
Street 1:	16 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PINSKY JOHN J/TAMIR IRIT -
Owner 2:	-
Street 1:	16 MONADNOCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,001 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 2088 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7001.000	548,700		567,000	1,115,700
Total Card	0.161	548,700		567,000	1,115,700
Total Parcel	0.161	548,700		567,000	1,115,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.34 | /Parcel: 534.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84697
GIS Ref	
GIS Ref	
Insp Date	08/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	548,700	0	7,001.	567,000	1,115,700	1,115,700	Year End Roll	12/18/2019
2019	101	FV	391,700	0	7,001.	598,500	990,200	990,200	Year End Roll	1/3/2019
2018	101	FV	391,700	0	7,001.	441,000	832,700	832,700	Year End Roll	12/20/2017
2017	101	FV	391,700	0	7,001.	422,100	813,800	813,800	Year End Roll	1/3/2017
2016	101	FV	391,700	0	7,001.	390,600	782,300	782,300	Year End	1/4/2016
2015	101	FV	382,400	0	7,001.	327,600	710,000	710,000	Year End Roll	12/11/2014
2014	101	FV	382,400	0	7,001.	320,100	702,500	702,500	Year End Roll	12/16/2013
2013	101	FV	382,400	0	7,001.	304,900	687,300	687,300		12/13/2012

!10279!

PRINT

Date	Time
12/11/20	00:36:23

LAST REV

Date	Time
09/04/20	09:14:55
mmcmakin	
10279	

USER DEFINED

Prior Id # 1:	84697
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINSKY JOHN J/T	75348-306	1	8/12/2020	Convenience	99	No	No		
BREE ROBERT D &	44682-474		2/23/2005		720,000	No	No		
	13038-342		1/1/1901		54,600	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2018	196	Add Bath	32,000	C				
8/14/2014	982	Redo Bat	9,638		8/14/2014			Demo upstairs bath
7/11/2013	1066	Manual	400,164	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	Left Notice	DGM	D Mann
7/15/2019	Permit Visit	DGM	D Mann
8/30/2017	MEAS&NOTICE	HS	Hanne S
8/14/2014	Info Fm Prmt	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	372	PATRIOT
12/22/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7001		Sq. Ft.	Site		0	90.	0.90	10									567,024						567,000	

Total AC/HA:	0.16072	Total SF/SM:	7001	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	567,024	Spl Credit		Total:	567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	0.99989998
Adj $ / SQ:	159.359
Other Features:	119500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615187
Depreciation:	66440
Depreciated Total:	548747

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

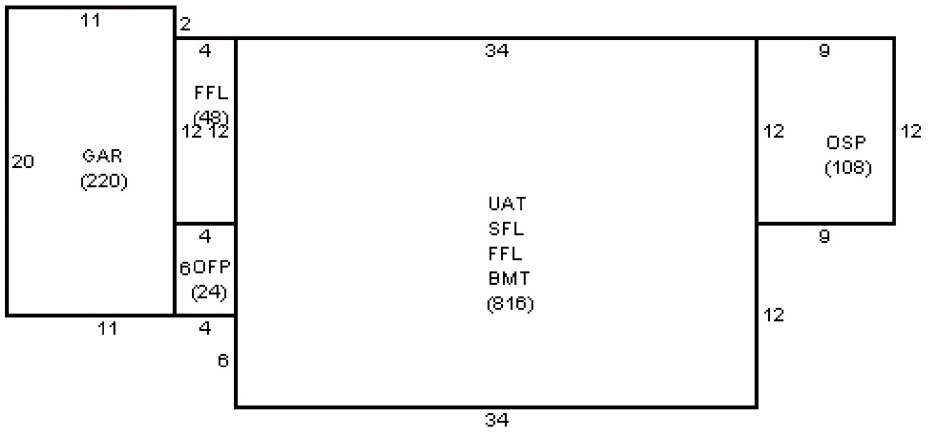
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	211.95
Special Features:	0	Val/Su Net:	179.78
Final Total:	548700	Val/Su SzAd	326.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	159.360	137,686
BMT	Basement	816	63.350	51,690
SFL	Second Floor	816	159.360	130,037
GAR	Garage	220	26.360	5,799
UAT	Upper Attic	204	63.740	13,004
OSP	Screen Porch	108	34.950	3,775
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,052	Total:	343,047
Size Ad	1680	Gross Are	3664	FinArea 2088

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	